



Liverpool Road, Longton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom mid-terrace property, nestled in the heart of Longton, Lancashire. This charming home perfectly combines modern convenience with comfortable living and is ideally positioned close to a range of local amenities, including shops, well-regarded schools, and a welcoming village atmosphere. Excellent transport links are also a key feature, with easy access to the M6 and M65 motorways, bus routes right on the doorstep, and the A59 providing direct connections to both Preston and Southport.

The property has been fully modernised to a high standard throughout, including new insulation, a full rewire, replumbing, and a newly serviced boiler. It also includes 8 new solar panels and two batteries in the loft, contributing to improved energy efficiency and reduced running costs. Combined with its stylish neutral décor and contemporary finish, this home offers a truly move-in-ready, fuss-free opportunity for first-time buyers or downsizers alike.

Stepping into the property, you're welcomed into the bright and spacious lounge, set in an open-plan layout with the kitchen/diner. The lounge features an open staircase to the upper floor and a large window overlooking the front aspect. The newly installed kitchen boasts ample storage and worktop space, with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. A convenient utility storage cupboard provides extra space for freestanding appliances. The kitchen/diner offers plenty of room for a family dining table, with a single door leading out to the rear garden.

Upstairs, you'll find two well-proportioned bedrooms, with the master bedroom benefitting from fitted storage. A modern three-piece shower room completes the upper floor.

Externally, the home enjoys a good-sized, low-maintenance rear garden with an artificial lawn and rear gate access leading to a communal passageway.

Early viewing is highly recommended to avoid disappointment.







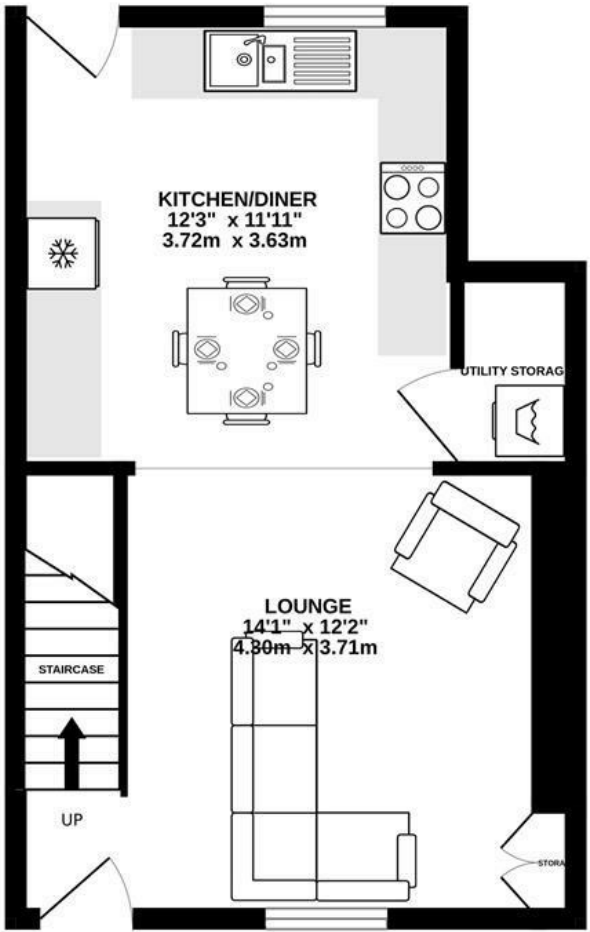




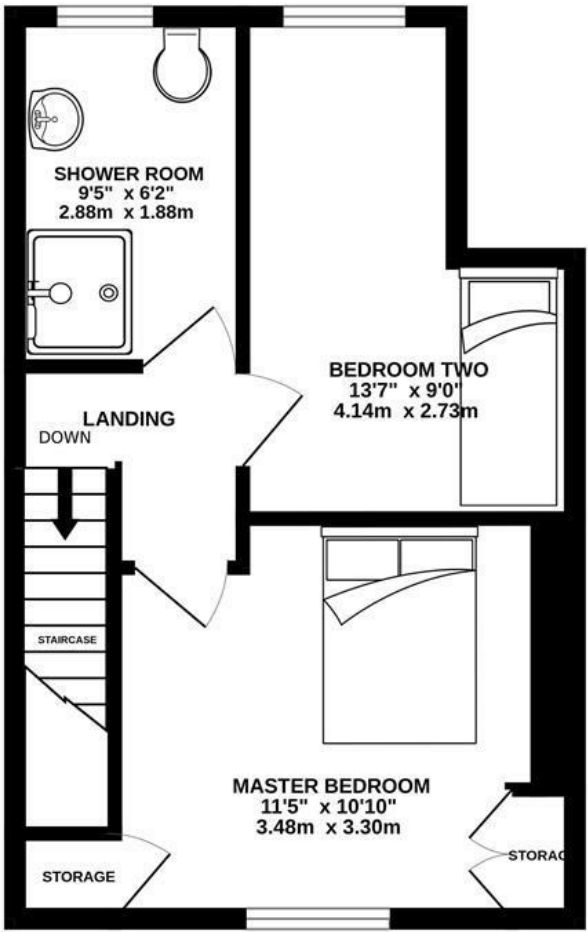


BEN ROSE

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

